

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
NE/S Beachwood Road 1,000 ft. \* ZONING COMMISSIONER  
NW of Lynhurst Road \*  
4116 Beachwood Road \* OF BALTIMORE COUNTY  
15th Election District \*  
7th Councilmanic District \* CASE NO. 93-374-SPH  
James W. Weimer \*  
Petitioner \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for that property located at 4116 Beachwood Road in the Beachwood subdivision of Baltimore County. The Petition was filed by the property owner, James W. Weimer. The Petitioner seeks approval of a designation of the property for the nonconforming use of 2 dwellings on this one .22 acre lot with a 35 ft. setback between them. The relief is more described on Petitioner's Exhibit No. 2, the plat to accompany the Petition for Special Hearing.

As noted above, the property is .22 acres in size and is zoned D.R.5.5. This is a waterfront property which abuts Back River. The property is improved by three structures thereon. In the center of the lot is an existing 21 ft. x 34 ft. house which is occupied by Mr. Weimer. To the front (water side) of the lot is a small existing screened house which is 12 ft. x 14 ft. To the rear (roadside) is a small 12 ft. x 24 ft. structure which is identified on the site plan as an existing bungalow.

The zoning history of the property is also unique. Within case No. 92-187-A, the Petitioner came before Deputy Zoning Commissioner Timothy M. Kotroco, requesting a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure to be located in the front yard in lieu of the required rear yard. The subject

structure involved in that case was the screenhouse, which is located near the water. After the requisite public hearing, and upon consideration of the testimony and evidence presented, Deputy Commissioner Kotroco granted the variance. His decision was appealed to the County Board of Appeals which, likewise, granted the variance. The Board's decision was subsequently appealed to the Circuit Court for Baltimore County and was affirmed by Order of Judge Thomas J. Bollinger on August 11, 1993. Apparently, a further appeal has been taken from the Court's Order to the Court of Special Appeals of Maryland. That appeal is, at this time, pending.

The instant case is unrelated to this prior litigation. Instead, it deals with the structure located next to the roadway identified as the existing bungalow. Apparently, that house is now rented by Mr. Weimer. In that the D.R.5.5 zoning designation does not allow two dwellings on the same lot, the Petitioner seeks permission to continue the two dwelling use of the property pursuant to the Petition for Special Hearing as a nonconforming use.

The matter was originally scheduled for public hearing before this Zoning Commissioner on June 3, 1993. At that time, Mr. Weimer appeared. There were no Protestants. During my questioning of the Petitioner at that time, he indicated that he had acquired the property with his wife in approximately 1964. Since then, he indicated that the bungalow was "occasionally" rented and that there had been tenants "very seldomly". In that the Petitioner did not appear to appreciate the nature of the proof necessary to consider the Petition, I continued the public hearing. Further, an adjoining property owner, Rhonda Rakowski, has been actively contesting the case presently before the Court of Special Appeals since its inception before the Deputy Zoning Commissioner. In that she was not present at the first public hearing, the matter was also continued to allow her to participate.

-2-

Mr. Weimer and Ms. Rakowski appeared at the subsequent hearing date held for this case on September 10, 1993. At that time, Mr. Weimer testified as to the history of the property. As before, he indicated that he and his wife purchased the property and moved into same in the mid 1960s. Moreover, on September 10, 1993, he stated that the bungalow house had been continuously rented since 1964. Unfortunately, however, he was unable to present any personal testimony about the use of the property prior to the date of his acquisition. That is, he had no personal knowledge of the property until he and his wife purchased same. He did, however, provide documentation from the State of Maryland Department of Assessments. This documentation, which is frankly difficult to decipher, allegedly shows that two houses existed on the property since June 12, 1945. The records are silent, however, as to whether the houses have been continuously utilized and rented as two dwellings since that time.

Additionally, Ms. Rakowski testified at the September hearing. She indicated that she was born in this neighborhood in 1955 and has been familiar with the property since early childhood. She disputed Mr. Weimer's testimony in September and concurred with his remarks made at the first hearing date that the bungalow has been rented only occasionally. She indicated that there were long gaps of time when the bungalow was not occupied. Moreover, she is distressed that Mr. Weimer may be able to utilize both structures as dwellings when her parents were told some years ago that her property could not be so utilized.

In addition to the testimony and evidence offered at the public hearing, I have also reviewed the case file from case No. 92-87-A. I believe it significant to note that on the site plan submitted in that case, the structure now identified as the bungalow was identified as a garage.

-3-

As indicated above, the matter comes before me as a Petition for Special Hearing seeking the designation of a two dwelling use as nonconforming. A nonconforming use is identified in Section 101 of the B.C.Z.R. Therein the term is defined as "a legal use that does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to such a use." Applying that definition to the instant case, it is to be noted that D.R.5.5 zone does not permit two dwellings on the same property. Thus, in order for the two dwellings to be permitted, they must have existed prior to the adoption of the zoning classification which prohibits same. That is, only if the use of the two dwellings as apartments pre-dates the zoning of the property prohibiting such a use, may the use continue. In other words, the Petitioner seeks to "grandfather" this use. Moreover, Section 104 of the B.C.Z.R. governs nonconforming uses and their application. Therein, it is provided that a nonconforming use cannot be abandoned or discontinued for a period more than one year or more. Further, there can be no change in the character of the nonconforming use.

In reviewing the history of the zoning designation of this property, the zoning maps disclose that the site has been zoned D.R. for many years. Previously, it was zoned M.L. Further, a review of the original zoning regulations adopted by Baltimore County, effective January 2, 1945, discloses that multi-dwellings were not permitted on any M.L. lot less than 10,000 sq. ft. The total area of this lot is 9,750 sq. ft. Therefore, in order for the nonconforming use to be permitted in this case, the Petitioner must adduce testimony and evidence that the site has been nonconforming since prior to January 2, 1945 and that said use has continued uninterruptedly since then.

-4-

The Petitioner's proof fails on both counts. There is no substantial testimony and evidence before me that the two dwelling character of this lot existed prior to January 2, 1945. Moreover, based on the Petitioner's inconsistent testimony, as well as that offered by Ms. Rakowski, I am not persuaded that the use has continued uninterruptedly since that time. Therefore, the Petition for Special Hearing must be denied. It is to be noted that I make this judgment based on the narrow issue and facts presented. It appears that the apartment use of the bungalow is not detrimental to the locale. However, that is not the issue before me. I must, and have, decided this case based on the issue presented and the testimony and evidence elicited about that issue at the public hearings.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30th day of September, 1993 that, pursuant to the Petition for Special Hearing, approval of a nonconforming use of 2 dwellings on this one .22 acre lot with a 35 ft. setback between them, be and is hereby DENIED.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

September 30, 1993

Mr. James W. Weimer  
4116 Beachwood Road  
Baltimore, Maryland 21222

RE: Case No. 93-374-SPH  
Petition for Special Hearing  
Property: 4116 Beachwood Road

Dear Mr. Weimer:

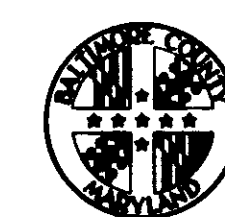
Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been denied, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm  
encl.  
cc: Ms. Rondalyn Rakowski, 4118 Beachwood Road, Baltimore, Md. 21222



Petition for Special Hearing  
93-374-SPH  
to the Zoning Commissioner of Baltimore County

for the property located at 4116 BEACHWOOD RD.  
which is presently zoned D.R.5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 802.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

The non-conforming use of 2 dwellings on this one .22 acre lot with a 35 ft. setback between them.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase/License

(Type or Print Name)

Signature

Address

City

State

Zip

(Type or Print Name)

Signature

Address

City

State

Zip

Legal Owner(s):

1 JAMES W WEIMER

1 JAMES W WEIMER

1 JAMES W WEIMER

1 JAMES W WEIMER

1 JAMES W WEIMER

1 JAMES W WEIMER

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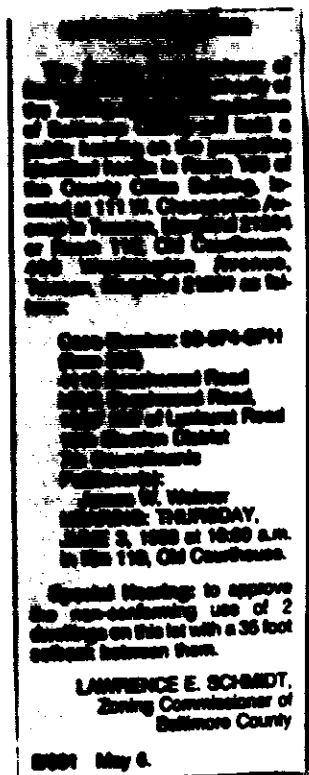
ZONING DESCRIPTION

CRITICAL AREA

Beginning at a point on the North side of Beachwood Road, which is 50' wide at the distance of approximately 1800' west of the centerline of Lynhurst Road which is a 50' wide right-of-way, being Lot #17 in the subdivision as recorded in Baltimore County Plat Book #10, folio #123, containing 9,750 sq. ft. Also known as 4116 Beachwood Road and located in the 15th Election District.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th  
Posted for: Special Hearing  
Petitioner: James W. Weimer  
Location of property: (4116) NE/S Beachwood Rd, 1000' NW/Lynhurst Rd  
Location of Sign: 4116 Beachwood Rd, 1000' NW/Lynhurst Rd  
Remarks: 1/1/93  
Posted by: 1/1/93  
Number of Signs: 1



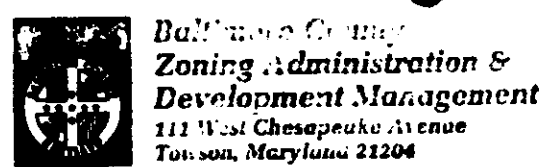
# CERTIFICATE OF PUBLICATION

TOWSON, MD. 514.10.93

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 514.10.93

THE JEFFERSONIAN,

S. Zeke Orlum  
Publisher



Date 4-23-93

James W. Weimer  
4116 Beachwood Rd

#030 - Special Hearing - \$50.00  
(individual lot)

#080 - Sign + Posting - 35.00  
Total - \$85.00

314C.40890MIC-ARC \$35.00  
26.001148AND-22-93  
Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

93-374-SPH (410) 887-3353  
ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 385

Petitioner:

Location:

PLEASE FORWARD ADVERTISING BILL TO:

NAME: James W. Weimer

ADDRESS: 4116 Beachwood Rd 21222

PHONE NUMBER: 477-1785

AJ:ggg

(Revised 04/09/93)

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

APRIL 30, 1993

(410) 887-3353

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-374-SPH (Item 385)  
4116 Beachwood Road  
RE/S Beachwood Road, 1000' W of Lyndhurst Road  
15th Election District - 7th Councilmanic  
Petitioner(s): James W. Weimer  
HEARING: THURSDAY, JUNE 3, 1993 at 10:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve the non-conforming use of 2 dwellings on this lot with a 35 foot setback between them.

ARNOLD JABLON  
Director

cc: James W. Weimer

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

May 24, 1993

(410) 887-3353

Mr. James W. Weimer  
4116 Beachwood Road  
Baltimore, MD 21222

RE: Case No. 93-374-SPH, Item No. 385  
Petitioner: James W. Weimer  
Petition for Special Hearing

Dear Mr. Weimer:

The Zoning Plan Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on April 23, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: May 11, 1993

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 364, 366 and 385.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long  
Division Chief: Jeffrey M. Long

PK/JL:lw

364.ZAC/ZAC1

BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee  
Captain Jerry Pfeifer  
Fire Department

Date: May 3, 1993

FROM: Comments for 05/10/93 Meeting

SUBJECT: Comments for 05/10/93 Meeting

- |          |  |
|----------|--|
| Item 374 | Townhouses for which the initial building permit is applied for after 07/01/92 shall be sprinklered. |
| Item 375 | No Comments  |
| Item 376 | No Comments  |
| Item 377 | No Comments  |
| Item 378 | No Comments  |
| Item 379 | No Comments  |
| Item 380 | No Comments  |
| Item 381 | No Comments  |
| Item 382 | No Comments  |
| Item 383 | No Comments  |
| Item 384 | No Comments  |
| Item 385 | No Comments  |

RECEIVED  
MAY 4 1993  
ZADM

CPS-008

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

August 19, 1993

(410) 887-4386

Mr. James W. Weimer  
4116 Beachwood Road  
Baltimore, Maryland 21222

RE: Petition for Special Hearing  
Case No. 93-374-SPH  
Property: 4116 Beachwood Road

Dear Mr. Weimer:

As you recall, a Petition for Special Hearing was filed by you in reference to the above property. This Petition requested that I approve the nonconforming use of two dwellings on the subject property which is zoned D.R.S.5. The matter was scheduled for public hearing on June 3, 1993 at 10:00 A.M.

At the public hearing held on that date, an agreement was reached that the case would be continued. Specifically, you indicated that you did not have sufficient proof available to you at that time to justify the granting of the Petition for Special Hearing. Further, since an interested neighbor, Ms. Rondalyn Rakowski, was not present, a continuance of the hearing was granted to allow her the opportunity to participate. Since the date of the hearing, I have not heard anything from you, regarding this case, but assume that you wish to go forward.

Thus, I have scheduled this matter for rehearing on June 10, 1993 at 10:00 A.M. The hearing will be held in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204. At that time, you should be prepared to present any testimony and evidence which you deem appropriate regarding this Petition. Further, by copy of this letter to Ms. Rakowski, I am inviting her to attend the hearing on that date if she wishes to so participate.

Kindly contact me should you have any questions regarding this matter.

Very truly yours,

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm  
cc: Ms. Rondalyn Rakowski, 4118 Beachwood Road, Balto. Md. 21222  
cc: Owen Stephens, Docklet Clerk, Zoning Administration & Development Mgt.  
cc: Case file

BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director  
Office of Zoning Administration  
and Development Management

DATE: May 27, 1993

FROM: J. James Dieter

SUBJECT: Petition for Zoning Variance - Item 385  
Weimer Property  
Chesapeake Bay Critical Area Findings

RECEIVED  
MAY 28 1993

## SITE LOCATION

The subject property is located at 4116 Beachwood Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME: Mr. James W. Weimer

## APPLICANT PROPOSAL

The applicant has requested a Special Hearing to approve the "non-conforming use of 2 dwellings on this one .22 acre lot with a 35 foot setback between them".

## GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts" <COMAR 14.15.10.01.02.

RECEIVED  
MAY 28 1993  
ZADM

## REGULATIONS AND FINDINGS

Finding: These structures were in existence at the time of local program approval. Therefore, the continuation, but not necessarily the intensification of the use shall be permitted unless other local ordinances restrict it.

## CONCLUSION

*J. James Dieter*  
J. James Dieter, Director  
Department of Environmental Protection  
and Resource Management

JJD:NSP:tmm

cc: Mr. James Weimer

WEIMER/WQCBCA

May 20, 1993

FROM: J. Lawrence Pilson *JLP*  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #385  
4116 Beachwood Road  
Zoning Advisory Committee Meeting of May 3, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area regulations. The applicant must submit a Critical Area Findings Plan for review and approval by this Department prior to preparation of a Critical Area Findings for the development. The applicant may contact the Environmental Impact Review Section at 887-3980 for details.

JLP:sp  
WEIMER/TXTSBR

Consent of  
5/27/93  
approves



# Zoning Enforcement

Baltimore County  
Zoning Administration & Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3351

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Carl W. Richards  
Zoning Coordinator

April 28, 1993

FROM: James H. Thompson -LJW  
Zoning Enforcement Coordinator

RE: Item No. 385  
Petitioner: JAMES WIENER

VIOLATION CASE # C-93-1315

LOCATION OF VIOLATION 4116 BEECHWOOD ROAD

DEFENDANT SAME AS ABOVE

ADDRESS SAME AS ABOVE

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME &amp; ADDRESS

RHONDA RAKOWSKI  
P.O. BOX 34022  
BALTIMORE, MD. 21222

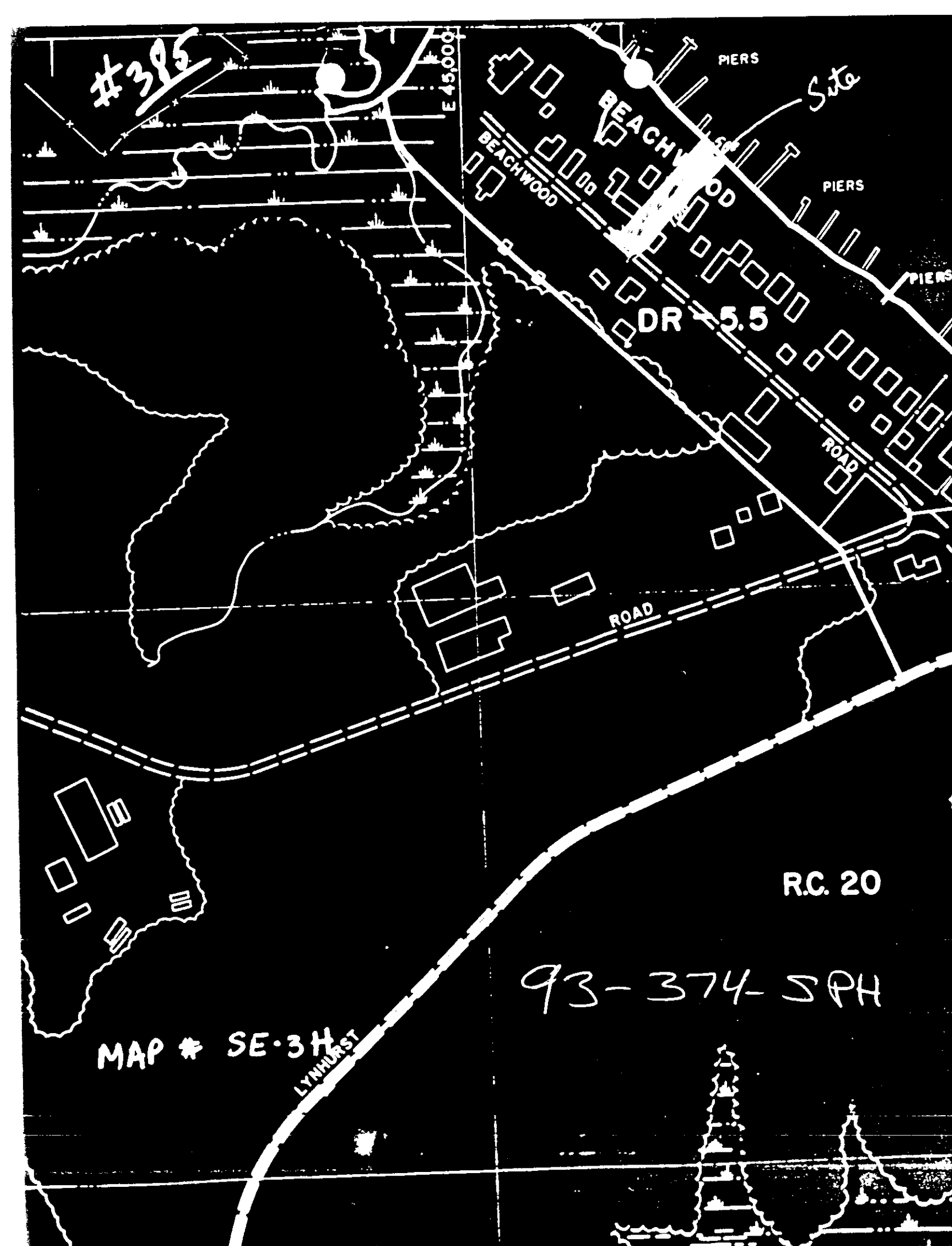
After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

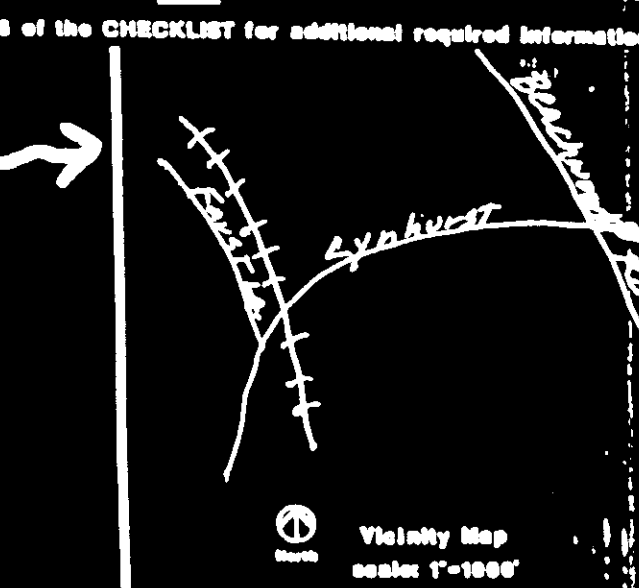
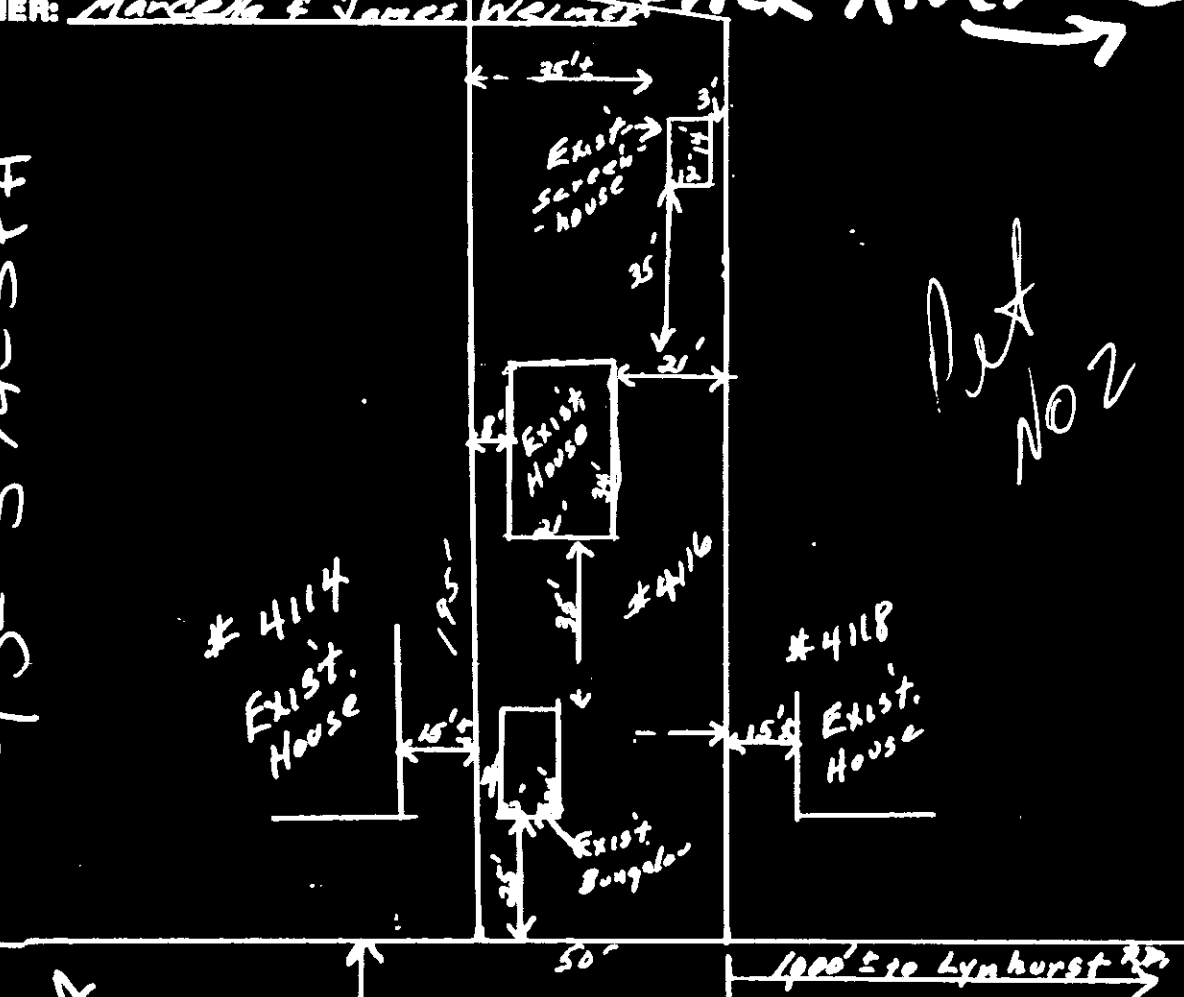

PLEASE PRINT CLEARLY

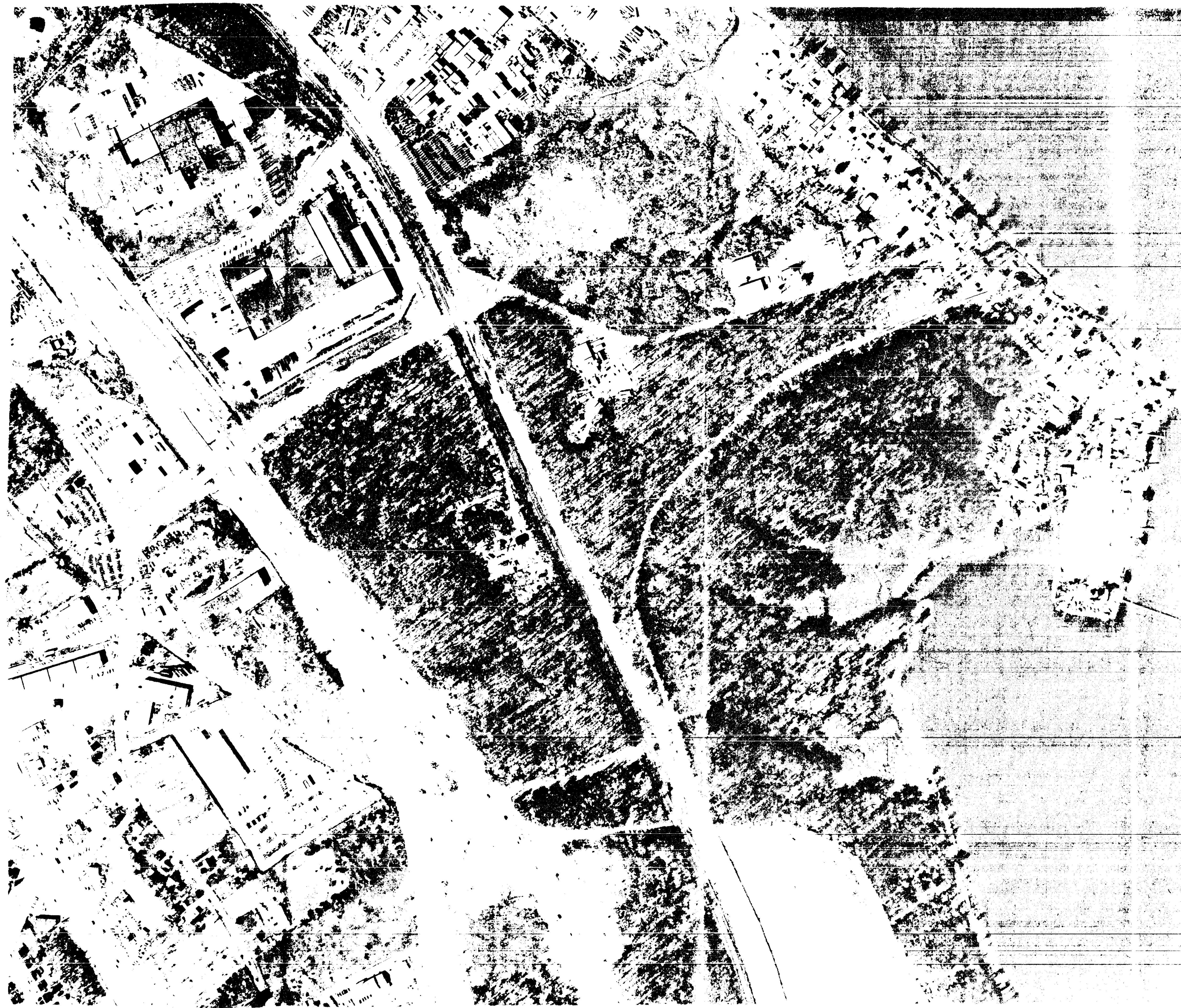
**PETITIONER(S) SIGN-IN SHEET**

NAME  
James H. James

ADDRESS  
4116 Beachwood Rd



<b>Plat to accompany Petition for Zoning</b> <input type="checkbox"/> <b>Variance</b> <input checked="" type="checkbox"/> <b>Special Hearing</b>							
<b>PROPERTY ADDRESS:</b> <u>4116 Beachwood Rd.</u> <b>Subdivision name:</b> <u>Beachwood</u> <b>Plot books:</b> <u>12, 123, 123, 123</u> <b>OWNER:</b> <u>Marcel &amp; Jane Warner</u>	<small>see pages 2 &amp; 3 of the CHECKLIST for additional required information</small> 						
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 2em; font-weight: bold;">93-374-SP4</div> <div style="text-align: center;">  </div> <div style="font-size: 2em; font-weight: bold;">Det NO2</div> </div>							
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  <p>North</p> <p>date: <u>4-23-77</u></p> <p>prepared by: <u>John J. Jones, Jr.</u> <small>Scale of Drawing: 1" = 40'</small></p> </div> <div style="width: 50%;"> <p style="text-align: center; font-size: 1.5em;">Beachwood Rd.</p> <p style="text-align: center; font-size: 1.5em;">400'± to Lynhurst St</p> </div> </div>							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left; padding: 5px;"> <b>LOCATION INFORMATION</b> </th> </tr> </thead> <tbody> <tr> <td style="width: 50%; padding: 5px;"> <b>Election District:</b> <u>15</u>  <b>Councilman's District:</b> <u>74</u>  <b>1"=200' scale map:</b> <u>SE, 3-N</u>  <b>Zoning:</b> <u>DR-55</u>  <b>Lot area:</b> <u>2.53</u> <u>8750</u> <small>square feet</small>  <b>storage</b> </td> <td style="width: 50%; padding: 5px;"> <b>OWNER:</b> <input checked="" type="checkbox"/> <input type="checkbox"/>  <b>WATER:</b> <input checked="" type="checkbox"/> <input type="checkbox"/>  <b>Chesapeake Bay Critical Area:</b> <input type="checkbox"/> <input type="checkbox"/>  <b>Prior Zoning Hearings:</b> <u>92-187-1</u> </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> <b>Zoning Office USE ONLY!</b>  <b>reviewed by:</b> <u>[Signature]</u> <b>ITEM #:</b> <u>00000</u>  <b>FILE #:</b> <u>345</u> </td> </tr> </tbody> </table>		<b>LOCATION INFORMATION</b>		<b>Election District:</b> <u>15</u> <b>Councilman's District:</b> <u>74</u> <b>1"=200' scale map:</b> <u>SE, 3-N</u> <b>Zoning:</b> <u>DR-55</u> <b>Lot area:</b> <u>2.53</u> <u>8750</u> <small>square feet</small> <b>storage</b>	<b>OWNER:</b> <input checked="" type="checkbox"/> <input type="checkbox"/> <b>WATER:</b> <input checked="" type="checkbox"/> <input type="checkbox"/> <b>Chesapeake Bay Critical Area:</b> <input type="checkbox"/> <input type="checkbox"/> <b>Prior Zoning Hearings:</b> <u>92-187-1</u>	<b>Zoning Office USE ONLY!</b> <b>reviewed by:</b> <u>[Signature]</u> <b>ITEM #:</b> <u>00000</u> <b>FILE #:</b> <u>345</u>	
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BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

SCALE  
1" = 200'

LOCATION

SHEET

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1966

NORTH POINT

S E  
3-H

93-374-SPH